

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Thomas H. Casey - Bar No. 138264 Kathleen J. McCarthy - Bar No. 132637 LAW OFFICE OF THOMAS H. CASEY, INC. A PROFESSIONAL CORPORATION 22342 Avenida Empresa, Suite 200 Rancho Santa Margarita, CA 92688 Telephone: (949) 766-8787 Facsimile: (949) 766-9896 Email: TomCasey@tomcaseylaw.com KMcCarthy@tomcaseylaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Jeffrey I. Golden, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: JOSEPH M. DeBILIO, Debtor(s).	CASE NO.: 8:09-bk-23812-ES CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 06/07/2016	Time: 10:30 am
Location: 411 West Fourth Street, Courtroom 5A, Santa Ana, California	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 05/24/2016

Description of property to be sold: Vacant Land - 3405 N. Highway 101, Yachats, Oregon
Map/Tax Lot No: 14-12-23-BB-300; See the Trustee's Motion for Order (1) Authorizing the Sale of Certain Vacant Land Located at 3405 N. Highway 101, Yachats, Oregon pursuant to 11 U.S.C. §363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Compensation of the Trustee's Real Estate Co-agents; (4) Authorizing the Distribution of Sale Proceeds; and (5) Waiving 14-day Stay Imposed by Federal Rules of Bankruptcy Procedure 6004(h)("Motion")

Terms and conditions of sale: As-is where-is basis, without warranties of any kind, subject to overbid
See the Trustee's Motion; a copy of the Trustee's Motion may be obtained by contacting the Law Office of Thomas H. Casey, Inc. at the address listed above.

Proposed sale price: \$ 120,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): See Motion for full bidding procedures; deadline for submitting overbids is June 2, 2016

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

June 7, 2016 at 10:30 a.m.

U.S. Bankruptcy Court
411 West Fourth Street
Courtroom 5A
Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Dennis M. Regen, real estate agent
teamregen@realestatelincity.com
3891 NE Highway 101
Lincoln City, OR 97367
Telephone: (541) 992-2177 / Fax (541) 994-2533

Bill Friedman, real estate agent
billfried@earthlink.net
8840 S. Sepulveda Blvd.
Los Angeles, CA 90045
Telephone (424) 702-3007 / Fax (424) 702-3010

Date: 5/12/16

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

22342 Avenida Empresa, Suite 200, Rancho Santa Margarita, CA 92688

A true and correct copy of the foregoing document entitled (*specify*): **Notice of Sale of Estate Property** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **May 12, 2016**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Sarah C Boone sboone@marshackhays.com, ecfmarshackhays@gmail.com
- Sarah C Boone sboone@marshackhays.com, ecfmarshackhays@gmail.com
- Thomas H Casey lmiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Thomas H Casey lmiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Ted A Galfin tgalfin@galfinpasson.com
- Jeffrey I Golden (TR) ljones@wgllp.com, jig@trustesolutions.net; kadele@wgllp.com; lfisk@wgllp.com
- Adam M Greely agreely@vrslaw.net, mfriis@vrslaw.net
- Michael S Greger mgreger@allenmatkins.com
- D Edward Hays ehays@marshackhays.com, ecfmarshackhays@gmail.com
- D Edward Hays ehays@marshackhays.com, ecfmarshackhays@gmail.com
- Annie L Lancaster annie.lancaster@usbank.com
- Charles Liu cliu@marshackhays.com, ecfmarshackhays@gmail.com
- Kathleen J McCarthy lmiller@tomcaseylaw.com, msilva@tomcaseylaw.com
- Marvin Maurice Oliver moliverlaw@mindspring.com
- Martha E Romero Romero@mromerolawfirm.com
- Linh K Tran bk.mail@quantum3group.com
- United States Trustee (SA) ustregion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **May 12, 2016**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

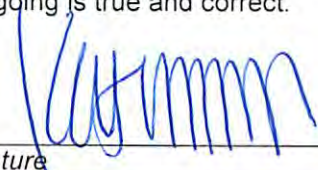
May 12, 2016

Kathy Driggers

Date

Printed Name

Signature



This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

SERVED BY U.S. MAIL:

Interested Party

United States Bankruptcy Court
Attn: Hon. Erithe A. Smith
411 W. Fourth Street, Suite 5040
Santa Ana, CA 92701

Debtor

Joseph DeBilio
605 E. Commercial Street
Anaheim, CA 92801

Debtor's Bankruptcy Counsel

David B. Dimitruk, Esq.
5 Corporate Park, Suite 220
Irvine, CA 92606

Marvin Maurice Oliver, Esq.
13522 Newport Avenue, Suite 201
Tustin, CA 92780

Cosmo A. Taormina, Esq.
Law Offices of Cosmo Taormina
377 S. Glassell Street, Suite 100
Orange, CA 92866

Debtor's Family Law Counsel

John Stewart, Esq.
Law Offices of Stewart & Stewart
333 City Blvd. West, 17th Floor
Orange, CA 92868

Request for Special Notice

~~Martha E. Romero
Romero Law Firm
BMR Professional Building
6516 Bright Avenue
Whittier, CA 90604
Forwarding Time Expired
Return to Sender~~

Martha E. Romero
Romero Law Firm
7743 Painter Avenue, Suite A
Whittier, CA 90602-2449

Real Estate Co-Agents

Bill Friedman
Coldwell Banker
8840 S. Sepulveda Blvd.
Los Angeles, CA 90045

Dennis M. Regen
Taylor & Taylor Realty Co.
3891 NE Highway 101
Lincoln City, OR 97367

Interested Parties

Lincoln County Tax Assessor
Lincoln County Courthouse
225 West Olive Street
Newport, OR 97365-3864

Gordon L. Wilson
Linda K. Wilson
1413 N. Bank Swallow Rd.
Green Valley, AZ 85614-6037

Gordon L. Wilson
Linda K. Wilson
1265 N. Birds Nest Rd.
Green Valley, AZ 85614

Doug Keeler, PE
Project Safety Manager
Keeler Environmental, LLC
3905 Hayden Bridge Rd.
Springfield, OR 97477

Creditors

American Express
c/o Beckett & Lee
P.O. Box 3001
Malvern, PA 19355

American Express Centurion Bank
P.O. Box 3001
Malvern, PA 19355-0701

~~Andrew K. Mauthe
7700 Irvine Center Drive, Ste. 800
Irvine, CA 92618-3047
Deceased~~

Board of Equalization
16715 Von Karman Avenue
Suite 200
Irvine, CA 92606

Chase Bank USA, N.A.
P.O. Box 15145
Wilmington, DE 19850-5145

~~Chateaux Cheese Company
3760 East 26th Street
Los Angeles, CA 90023
Return to Sender
Not Deliverable as Addressed
Unable to Forward~~

~~Chateaux Cheese Company
3760 East 26th Street
Los Angeles, CA 90058
Not Deliverable as Addressed
Unable to Forward
Return to Sender~~

County of Orange
Child Support Division
P.O. Box 22099
Santa Ana, CA 92702-2099

County of San Bernardino
Office of the Tax Collector
172 West Third Street
San Bernardino, CA 92415-0360

~~Donald Peterson/Elsie Peterson
24418 Lawton Avenue
Loma Linda, CA 92354-3340
Not Deliverable as Addressed
Unable to Forward
Return to Sender~~

Donald Peterson
11075 Benton Street, Apt. 224
Loma Linda, CA 92354-3137

Entrepreneurial Private Equity
4100 Newport Place, Suite 400
Newport Beach, CA 92660

First Bank
2 South Pointe Drive, #115
Lake Forest, CA 92630

First Bank
c/o Galfin Passon & Greely
2361 Campus Drive, Suite 220
Irvine, CA 92612

Franchise Tax Board
Bankruptcy Section MS A340
P.O. Box 2952
Sacramento, CA 95812

Glenn Gelman
1940 East 17th Street
Santa Ana, CA 92705

Greenberg Cheese Company
5743 Smithway Street
Commerce, CA 90040

Internal Revenue Service
801 Civic Center Drive West
Santa Ana, CA 92701

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Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

James A. Schmeising
400 N. Tustin Ave., Suite 290
Santa Ana, CA 92705

James Christiansen
3151 Airway Avenue #B-1
Costa Mesa, CA 92626

~~Joe DeBilio Sr.~~
~~P.O. Box 5023~~
~~Norco, CA 92860~~
Attempted – Not Known
Unable to Forward
Return to Sender

Joseph DeBilio Sr.
952 Spirit Knoll Court
Norco, CA 92860

Joseph J. DeBilio
c/o James A. Schmiesing, Esq.
35049 Wisteria Circle
Palm Desert, CA 92211-3093

John Stewart
9092 Rama Street
Villa Park, CA 92861

John Stewart
333 City Blvd. West, 17th Floor
Orange, CA 92868

Lisa Hughes
Hughes & Sullivan
660 West First Street
Tustin, CA 92780

~~Orange County Dept. of Child~~
~~Support Services~~
~~P.O. Box 1793~~
~~Santa Ana, CA 92702~~
Not Deliverable as Addressed
Unable to Forward
Return to Sender

Orange County Dept. of Child
Support Services
1055 N. Main Street, Suite 1000
Santa Ana, CA 92701

Orange County Tax Assessor
625 North Ross Street
Santa Ana, CA 92701

Orange County Tax Assessor
11 Civic Center Plaza
Santa Ana, CA 92701

Orange County Treasurer - Tax
Collector
P.O. Box 1438
Santa Ana, CA 92702

~~Roundup Funding, LLC~~
~~MS 550~~
~~P.O. Box 91124~~
~~Seattle, WA 98111-9224~~
Forwarding Time Expired
Return to Sender

Roundup Funding, LLC
P.O. Box 288
Greenville, SC 29602-288

San Bernardino Cty Tax Assessor
172 West Third Street
San Bernardino, CA 92415

~~San Bernardino County Tax~~
~~Collector~~
~~Romero Law Firm~~
~~6516 Bright Avenue~~
~~Whittier, CA 90601-4503~~
Forwarding Time Expired
Return to Sender

San Bernardino County Tax
Collector
Romero Law Firm
7743 Painter Avenue, Suite A
Whittier, CA 90602-2449

U.S. Bank N.A.
P.O. Box 5229
Cincinnati, OH 45201

Visa – US Bancorp
US Bancorp Center
800 Nicollet Mall
Minneapolis, MN 55402